



**PLANNING COMMISSION
CITY OF SCOTTSDALE
CITY HALL KIVA
3939 NORTH DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
NOVEMBER 30, 2005**

STUDY SESSION MINUTES

PRESENT: David Gulino, Chairman
Steve Steinberg, Vice-Chairman
David Barnett, Commissioner
James Heitel, Commissioner
Eric Hess, Commissioner
Steven Steinke, Commissioner

ABSENT: Jeffrey Schwartz, Commissioner

STAFF PRESENT: Donna Bronski
Mac Cummins
Tim Curtis
Lusia Galav
Randy Grant
Frank Gray
Don Hadder
Dave Meinhart

1. **CALL TO ORDER**

The study session of the Scottsdale Planning Commission was called to order by Chairman Gulino at 4:06 p.m. The attendance of all Commissioners with the exception of Commissioner Schwartz was noted.

2. **ADMINISTRATIVE REPORT - LUSIA GALAV**

Ms. Galav advised the Commission that at the January 11, 2006 meeting it will be necessary to elect a new Chairman and Vice-Chairman. Chairman Gulino will serve through the end of January and the new Chairman and Vice-Chairman will be seated effective the first meeting in February, 2006.

APPROVED

Ms. Galav noted that the Chairman of the Historic Preservation Commission has requested a joint study session meeting with the Planning Commission. The purpose is to discuss issues related to the HP overlay district. Staff will advise the Commission as to the time and location of the session in due course.

Ms. Galav noted that Commissioners have received copies of a document from the assistant to the Mayor and Council. A re-evaluation of the purpose, powers and duties of each City Commission and Board is being conducted. She suggested discussing the document at the January 11th study session. In the meantime, Commissioners should e-mail any comments they may have to herself or Ms. McClay.

Chairman Gulino expressed that it would be helpful to have a joint meeting with City Council in the next six months. Ms. Galav suggested that Commissioners e-mail suggestions for agenda items to staff so that they can prepare an agenda and report back in the next administrative report.

3. **AIRPARK UPDATE**

Mr. Curtis gave a PowerPoint presentation update on the Airpark. Highlights of the presentation included slides of the Airpark Area Land Use Map and Key Issues in the Airpark Area.

He noted that the Airpark is unique, one of the larger employment centers in the area and is targeted by the City's General Plan as an area of focused growth. It has been a key location for incubation of new businesses and is continuing to change and mature. The Camberlango mixed-use project, the Kierland project and the Scottsdale Promenade are examples of recent development in the vicinity. Current zoning encourages using the buildings around the field as hangars, because such provides private aircraft direct access to the taxiways. There is continued interest in redevelopment around the Airpark, especially as so little uncommitted land is available south of the CAP.

The Airport management wants to ensure that the airport is maintained. Increased interest in mixed-use projects has been noted. There is a need to have a balance and flexibility of land use as economic conditions change. Mr. Curtis noted that traffic circulation will be a bigger issue in the future.

Chairman Gulino thanked Mr. Curtis for his presentation and a discussion ensued. Vice-Chairman Steinberg asked Mr. Curtis about the level of transportation services and whether any consideration would be given to business-class shuttle service that would serve as a reliever for Sky Harbor. Mr. Curtis replied that there has been discussion about increasing flight service to the Airport. He added that staff could give the Commission an update. Vice-Chairman Steinberg noted that more commercial flights could stymie mixed-use projects in the Airpark.

In response to inquiry by Vice-Chairman Steinberg, Mr. Curtis acknowledged that the underground road that had been proposed to circumvent the runway has been discussed, and its feasibility will likely be a factor in the update of the Transportation Master Plan.

Vice-Chairman Steinberg asked about the possibility of the City offering incentives for redevelopment or conversion of industrial to mixed-use or residential. He believes this would be good for the City by encouraging purposeful redevelopment.

Mr. Curtis replied that there are some concerns about compatibility of land use, with the closeness of the Airport. Another concern is potentially eroding the employment core and opportunities for incubator businesses. Staff is interested in the Commission's vision.

Vice-Chairman Steinberg suggested that someone, perhaps Chairman Gulino, should follow up.

Stressing that this was not personal, Commissioner Barnett expressed that he was underwhelmed by the presentation. The Commission had been asking for an update for over a year. The Planning Department is not doing anything with regard to the Airpark. The Camberlango project was developed privately and Planning has done nothing. Commissioner Barnett question when the Commission might see something.

Mr. Grant apologized for the delay in relaying information to the Commission, noting that staff had been dealing with competing priorities. Staff are committed to the Airpark as a priority, given that this area is critical for economic vitality. Frequent updates will be presented to the Commission, along with requests for input and feedback. The issues are quite complex, including the question of allowing additional height and relaxing development standards throughout the Airpark. This is something that is beneficial for the Airpark in general, but it is important to avoid unforeseen consequences. Mr. Grant committed that staff would have that completed in comprehensive form by April, 2006.

Commissioner Heitel suggested initiating a working group to help staff focus in bringing interested parties together. This might provide some impetus to keep the dialog going. He suggested that Commissioner Barnett might be interested in a working group.

Vice-Chairman Steinberg agreed that an ad hoc group should be formed, composed of the employment base, the Planning Commission, perhaps a City Councilman, similar to what was done with Los Arcos. Having a master plan for the entire area would be desirable.

Commissioner Barnett concurred, noting that there has not yet been an open houses to determine the ideas of current Airpark occupants. He suggested some form of public discussion and outreach to stakeholders.

In response to inquiry by Chairman Gulino, Mr. Grant confirmed that staff would bring a more definitive outline to the Commission in January.

Mr. Frank Gray said he accepts some of the blame for the delay. Tonight's report is really an interim report. The Planning Department is only about half staffed, so current projects have received more attention. He understands the concern raised by Commissioner Barnett, and acknowledged that staff consider the Airpark very seriously, as it is the only major employment center available in Scottsdale. The Airpark is being slowly eroded, both economically and physically, into other uses and

the need exists to preserve the employment center over the long-term. He invited the Commission to appoint members to work with staff on these issues.

Chairman Gulino agreed with Mr. Gray, noting that the question of commercial flights into the Airport was not included in tonight's outline but is a big topic to be discussed. He further noted that there is vacant land in the area, and it is important not to lose opportunities to other cities.

Mr. Grant announced staff changes. The Planning Department is reorganizing by geographic region. Don Hadder will be the lead planner for north Scottsdale. Tim Curtis will be lead planner in the central area, including the Airpark, and Mac Cummins will be lead planner for the south Scottsdale revitalization area. Mr. Grant said it is really a pleasure to be able to reward people who work very hard. As a result of the reorganization, the Department will be splitting planning teams into the three areas. This will provide residents with a known contact person. The planning teams will have a deeper knowledge and understanding of their area.

Mr. Grant elaborated that the Department plans to strengthen its long range planning function. Staff will provide updates as the reorganization progresses. He added that a north area office will be established so that residents do not have to travel to City Hall. The eventual goal is to have three area offices. The Department will undertake a great deal of cross-training to take full advantage of the expertise within the Department.

4. **REVIEW OF NOVEMBER 30, 2005 AGENDA**

CONTINUANCES

2. [39-ZN-1992#4 \(Mayo Clinic\)](#) Continued to December 14, 2005.

Ms. Galav noted a request for a continuance to the December 14 meeting for [19-ZN-2005 \(Sierra Highlands\)](#).

EXPEDITED AGENDA

2. [14-UP-2005 \(Classic Car Spa\)](#) Staff—Greg Williams, Applicant Rick Stertz

REGULAR AGENDA

3. [1-ZN-2005 \(Sereno Canyon\)](#) Staff—Tim Curtis, Applicant John Berry

Ms. Galav noted that this is a request for density incentive.

Chairman Gulino declared a conflict on this item.

4. [19-ZN-2005 \(Sierra Highlands\)](#) Staff—Tim Curtis, Applicant Alex Stedman

Request for continuance as noted above.

5. [15-ZN-2005 \(Silverstone\)](#) Staff—Tim Curtis, Applicant John Berry

Ms. Galav noted that this is the rezoning for the development. The Commission previously approved a General Plan amendment for this development.

6. [13-UP-2005 \(Silverstone Use Permit\)](#) Staff—Tim Curtis, Applicant John Berry

Ms. Galav noted that this is the use permit for the Silverstone assisted living facility that will be part of the larger Silverstone development.

8. [88-DR-2005 \(ASU-Scottsdale Center for New Technology and Innovation\)](#)
Staff—Mac Cummins, Applicant contact person is Lusia Galav

Ms. Galav noted that the Planning Commission will be hearing only those aspects related to the height of the SkySong structure. This is required as part of the development standards for the district. She added that the motion must include the findings as they are stated in the zoning case.

Chairman Gulino remarked that he does not want to spend a lot of time going over other questions related to this development. Discussion will be limited to consideration of the height of the freestanding ornamental monument. The Planning Commission will be making a recommendation to City Council.

5. **REVIEW OF JANUARY 11, 2005 TENTATIVE AGENDA**

Ms. Galav explained that staff had intended to cancel the December 14 meeting but there are items for the agenda so this meeting will occur as scheduled.

The Mayo Clinic, [39-ZN-1992#4](#), will be on the agenda. The Sierra Highlands matter, [19-ZN-2005](#), may also be continued to that meeting.

The parking program text amendment may possibly be on the agenda.

There is an item for use approval for lighting for the Mescal Park Equestrian Arena.

6. **ADJOURNMENT**

With no further business to discuss, the study session adjourned at 4:54 p.m.

Respectfully submitted,
A/V Tronics, Inc.